

विकास योजना - दौंड (सुधारित + बाढीव क्षेत्र)  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे  
कलम-३१(१) अन्वये वगळलेल्या क्षेत्राची विकास  
योजना मंजूर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्रमांक-टिपीएस-१८०७/५३९/प्र.क्र.३८/०७/नवि-१३

दिनांक :- १२.०५.२०१०

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध  
करावी.

महाराष्ट्राचे राज्यपाल यांचे आवेशानुसार व नावाने,

(वि. म. रानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी पुणे,

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.

मुख्याधिकारी, दौंड नगरपरिषद, दौंड.

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या  
राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १०  
प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, जिल्हाधिकारी, पुणे,  
उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे,  
मुख्याधिकारी, दौंड नगरपरिषद, दौंड यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध  
करावी.

निवडनस्ती (नवि-१३).

## **NOTIFICATION**

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya , Mumbai-400 032.**  
**Dated:- 12.05.2010**

**No.TPS-TPS-1807/539/CR-38/07/UD-13**

**Maharashtra**  
**Regional &**  
**Town Planning**  
**Act 1966.**

Whereas, the Daund (District. Pune) Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority (hereinafter referred to as "the said Planning Authority") for the area under its jurisdiction, by its Resolution No.170, dated 13.06.1995 made a declaration under Section 38 read with Section 23 (1) & 24 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") of its intention to revise the Development Plan for the Original area & to prepare the Draft Development Plan for the Extended area within its jurisdiction and notice of such declaration was published at Page No.407,408 of the Maharashtra Government Gazette, Pune Supplement dated 13.04.1996;

And whereas, the said Municipal Council after carrying out the survey of the entire area within its jurisdiction, prepared the Draft Development Plan (Revised + Extended Area) of Daund (hereinafter referred to as "the said Development Plan") & published the said Development Plan under Section 26 of the said Act vide Resolution No.29, dated 08.02.1996 and published a Notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Pune Division dated 11.03.1999 on Page No. 393 and 394;

And whereas, in accordance with provision of Section 30 of the said Act, the said Planning Authority is required to submit the said Development Plan to Government for sanction within a period of 12 months (from the date of publication of above said notice dt.11.03.1999) provided that the State Government may on application by the said Planning Authority extend from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding 24 months in aggregate and as such the said Planning Authority has to submit the said Draft Development Plan to the Government for sanction before, in any case, 10.03.2002;

And whereas, in the opinion of the State Government, the said Planning Authority, neglected to perform its duties imposed upon it under the provisions of

the said Act, in regard unable to submit the said Draft Development Plan to Government for sanction within the specified time limit;

And whereas, in exercise of the powers conferred by sub-section 1 of section 162 of the said Act and all powers enabling in that behalf, the Government of Maharashtra appointed Deputy Director of Town Planning, Pune Division, Pune to be an **Officer** (hereinafter referred to as "the said Officer ") for performing the duties of the said Planning Authority under Section 28, 29 & 30 of the said Act vide Order No. TPS -1801/2780/UD-13, dated 31.01.2002;

And whereas, after considering the suggestions and objections received from the public to the proposals of the said Development Plan, the said Officer has submitted the said Development Plan under sub-Section (1) of Section 30 of the said Act on 07.03.2002 to Government of Maharashtra for sanction;

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 07.03.2002 to 30.4.2006 vide Notification, Urban Development Department No. TPS 1801/2780/CR-113(A)/2002/UD-13, dated 29<sup>th</sup> March, 2006;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction part of the said Development Plan excluding the part verged in Mauve colour and marked as EP-1 to EP-27 on the said Development Plan (hereinafter referred to as "the said Excluded Part") subject to the modifications shown on the said plan and as specified in the Schedule appended hereto

And whereas, the Government of Maharashtra has published the modifications of substantial nature in the said Development Plan, for inviting suggestions and objections from general public under Section 31 of the said Act, vide its Notification No.TPS-1801/2786/CR-113(C)/2002/UD-13 dated 20<sup>th</sup> April, 2006 along with schedule of proposed modifications, and notice to that effect was published in the Maharashtra Government Gazette, Pune Division Supplement, dated 8.6.06 at page Nos.2793 to 2812 and Deputy Director of Town Planning, Pune Division, Pune was appointed as an Officer to given hearing and to submit his report to Government;

And whereas, the said Officer, after giving hearing to the suggestions/objections received from general public in respect of the said Excluded Parts of the said

Development Plan, submitted his report to the Government on 13.11.2006;

And whereas, in accordance with provisions of sub-section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt of the said Development Plan from the said Planning Authority or within such further period as may be extended by the State Government from time to time;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the Government of Maharashtra vide its Notification, Urban Development Department, No.TPS-1807/539/CR-38/07/UD-13, dated 12.5.2010 has extended the period for sanctioning the said Excluded Part of the said Development Plan for further period upto and inclusive of 12.5.2010;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby -

- (a) sanctions the said Excluded Parts of the said Development Plan (EP-1 to EP-27) as specified in the schedule appended hereto;
- (b) fixes the date 12.5.2010 to be the date on which the said Excluded Parts of the said Development Plan shall come into force.

**Note :-**

- i) Copy of the aforesaid Excluded Parts of the said Development Plan as sanctioned by the State Government is kept open for inspection by the general public, during working hours for a period of one year in the office of the Municipal Council, Daund on all working days.
- ii) This notification is also published on Government website at [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

By order and in the name of the Governor of Maharashtra,

  
(V.M. Ranade)

Under Secretary to Government

**Development Plan of Daund (Revised + Extended Area)  
 Accompaniment of Government Notification No. TPS-1807/639/CR-38/2007  
 Dated - 12.06.2010**

Modifications of Substantial Nature					
Excluded Part No.	Site No./ S.No./ Gat No. etc.	Proposals as per the Development Plan published under Section 28 of the M.R. & T.P. Act, 1966	Proposals as per the Development Plan submitted to the Govt. for sanctioned u/s 30 of the M.R. & T.P. Act, 1966	Modifications of Substantial Nature by Govt. u/s 31(1) of the M.R. & T.P. Act, 1966	Proposal sanctioned by Govt.
1. EP-1	2. Site No.9, Shopping Centre	3. Site No.9, Shopping Centre	4. About half portion of western side is deleted from reservation and included in Residential Zone.	5. Western portion admeasuring about 1000 sq.Mt. is proposed to be deleted and included in Residential Zone as shown on plan.	6. Sanctioned as proposed.
EP-2	Site No.28, Mutton Market	Site No.28, Mutton Market		i) Site No.28, Mutton Market is proposed to be relocated in S.No.31/12 at South side of existing alignment of Daund- Shirapur road and land released due to this relocation is proposed to be included in Residential Zone as shown on plan. ii) Site No.29, Housing for Dishoused is proposed to be deleted and included in Residential Zone as shown on plan. iii) The alignment of 12 mt wide Existing East-West Daund-Shirapur road is proposed to be corrected as per actual site situation and area released due to this correction is proposed to be included partly in Residential Zone and partly in Site No.29 as shown on plan. iv) The alignment of 12 mt wide North-South road is proposed to be shifted towards West side accordingly and area so released is proposed to be included partly in Site No.29, Housing for Dishoused & partly in Site No.30, Primary School, High School & Play Ground as shown on plan.	Site No.28, Mutton Market reinstated as per submitted plan under Section 28.  Sanctioned as proposed.  Sanctioned as proposed.  Sanctioned as proposed.
	Site No.29, Housing for Dishoused	Site No.29, Housing for Dishoused	Site No.29, Housing for Dishoused		
	Site No.30, Primary School, High School & Play Ground	Site No.30, Primary School, High School & Play Ground	Site No.30, Primary School, High School & Play Ground		
	12 Mt. wide North- South and East- West roads.	12 Mt. wide North- South and East- West roads.	12 Mt. wide North- South and East- West roads.		Sanctioned as proposed.



v) Northern portion of Site No.30 as divided by above corrected existing 12 Mt. wide East-West road is proposed to be reserved for Housing for Dis housed as Site No.29 & remaining southern portion is proposed to be

rearranged and retained as Primary School, High School & Play Ground as Site No.30 as shown on plan.

Site No.38, MHADA

Site No.38, MHADA

Site No.38, MHADA

Site No.1, Extension to APMC

Site No.1, Extension to APMC

Site No.1, Extension to APMC

Extension of 18 Mt. wide East-West road on northern side of Site No.1

Extension of 18 Mt. wide East-West road on northern side of Site No.1

Extension of 18 Mt. wide East-West road on northern side of Site No.1

Site No.37, Open Air Theatre

Site No.37, Open Air Theatre

Site No.37, Open Air Theatre

Designation changed as Municipal Store

Site No.46, Octroi Naka

Site No.46, Octroi Naka

Eastern portion admeasuring about 1.00 Ha. is deleted & included in Residential Zone.

S.No.195 (pt), Site No.51, Primary School, High School

S.No.195 (pt), Site No.51, Primary School, High School

Site No.32, Octroi Naka

Site No.32, Octroi Naka

Site No.32, Octroi Naka

Site No.41, Octroi Naka

Site No.41,

Site No.41,

Site No.38, MHADA is proposed to be deleted and included in Agriculture Zone as shown on plan.

i) Site No.1, Extension to APMC is proposed to be deleted & included in Residential Zone as shown on plan

ii) The 18 Mt. wide East-West road on northern side of Site No.1 is proposed to be extended upto 18 Mt. wide North- South road on West side as shown on plan.

Site No.37, Open Air Theatre is proposed to be deleted & included in Agriculture Zone as shown on plan.

Site No.46, is proposed to be deleted & included in Green Belt Zone as shown on plan.

North-West portion of Site No.51 is proposed to be deleted & included in Residential Zone and area admeasuring about 0.80 Ha. of Site No.51 is proposed to be retained from West side and remaining area is proposed to be deleted and included in Residential Zone as shown on plan.

Site No.32, Octroi Naka is proposed to be deleted and included in Green Zone as shown on plan.

Site No.41, Octroi Naka is proposed to be deleted Site No.41, Octroi Naka

Sanctioned as proposed.

Sanctioned as proposed. (12 m. wide east-west road on northern side is proposed to be extended up to 18 m. wide north-south road on west side.

Site No.37 (Open Air Theatre) reinstated as per published plan under Section 26.

Sanctioned as proposed.

Site No.51 (Primary School & High School) is reinstated on 1.50 Ha. land from west side and remaining 1.5 H. included in Residential Zone as shown on plan.

Sanctioned as proposed.

	Octroi Naka	Octroi Naka	and included in Green Zone as shown on plan.	is deleted and included in Residential Zone as shown on plan.
EP-10	Site No.52, Garden	Site No.52, Garden	Site No.52, Garden is proposed to be deleted & included in Residential Zone as shown on plan.	Site No.52(Garden) reinstated as per published plan under Section 28.
EP-11	Site No. 4, Shopping Centre	Site No. 4, Shopping Centre	Designation of Site No. 4, is proposed to be changed as "Shopping Centre & Cultural Centre" as shown on plan.	Sanctioned as proposed.
EP-12	Site No.14 Parking	Site No.14 Parking	Site No.14 and Site No.28, are proposed to be amalgamated and designation of such combined site is proposed to be changed as "Shopping Centre & Parking" as shown on plan with its total reserved land shall be kept for parking.	Sanctioned as proposed
EP-13	Site No.26 Shopping Centre	Site No.26 Shopping Centre	Appropriate Authority as Daund Municipal Council and Collector, Pune jointly.	Sanctioned as proposed.
	Site No.53 Garden	Area of Site No.54 is amalgamated in Site No.53 and jointly designated as "Multipurpose Hall, Shopping Centre and Garden" as shown on plan.	Site No.53 & 54 are proposed to be amalgamated and jointly redesignated as Site No. 53, "Shopping Centre, Multipurpose Hall & Garden" as shown on plan.	Sanctioned as proposed.
EP-14	Site No.54 Shopping Centre	Site No.54 Shopping Centre	Designation of Site No.64, "Garden" is proposed to be changed as "Play Ground" as shown on plan.	Sanctioned as proposed.
	Site No.64 Garden	Site No.64 Garden	Appendix N is attached at the end.	Sanctioned as proposed (Appendix N).
EP-15	Development Control Rules (Appendix N)	Table of Land uses and the Manner of Development (Appendix-N)		Sanctioned as proposed.
EP-16	Following new user shall be allowed in layout open space under Rule No.18.2: "Crèche" (A nursery for infants)			(Following new user shall be allowed to be permitted in layout open space under Rule No.18.2: "Crèche")
EP-17	Regulation No.20.7.2 (page 36 of DCR)		Following new provision is proposed to be added at the end. (Appendix O) "Room for electronic equipments, cellular mobile	Sanctioned as proposed (Regulation No.20.7.2(f)) (Appendix O).

telecommunication system.  
Following new provision is proposed to be added Sanctioned as proposed.  
at the end.

Sr.No.14 - Flour Mill in a separate building of ground floor only and having electric supply not more than 7.5 KW.

Following new provision is proposed to be added Sanctioned as proposed.  
at the end as follows :-

- (9) LPG godown subject to following conditions :-
  - (i) Plot area should not be less than 2000 sq.mt.
  - (ii) FSI upto 0.2 max. is permissible.
  - (iii) Only ground floor structure is permissible.
  - (iv) NOC from Controller of Explosive & Fire Brigade Authority should be obtained.
  - (v) Conditions imposed by Municipal Council should be followed.
  - (vi) Prior approval should be obtained from Deputy Director of Town Planning.

**(18) Preparation of Raisins & Plum from grapes.**

EP- 20 New Regulation No. 30  
EP- 21 Regulation No.31

Building Bye-laws regarding providing facilities for physically handicapped persons (Appendix P) Sanctioned as proposed (New regulation No.29). (Appendix P)

Commercial use of Land in possession of MSRTC : Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation Sanctioned as proposed (New regulation No.30).

Notwithstanding anything to the contrary contains in this regulation or the Development Plan/ Planning proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible total built up area subject, however, to the general restrictions otherwise applicable, to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No.STC 3400/CR-148/TR-1, dated 1<sup>st</sup> February, 2001 as may modified from time to time.



EP-22	New Regulation No. 32	—	Regulations for Information Establishment (Appendix Q).	Technology	Sanctioned as proposed (New regulation No.31) (Appendix Q).
EP-23	New Regulation No. 33	—	New Regulation No.32 is proposed to be added regarding Biotechnology Unit (Appendix R).		Sanctioned as proposed (New regulation No.32) (Appendix R).
EP-24	Following new rules are proposed to be added as Rule Nos.19.3.2 & 19.3.3 after Rule No.19.3.1 (Appendix S) 19.3.2 :- Regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters situated in the Gachhan or similar congested area and outside congested area.				Sanctioned as proposed (Appendix S).
EP-25	19.3.3 :- The Chief Officer may permit the additional Floor Space Index in respect of building of "A" class public libraries which are 100 years old in Independent plot				Sanctioned as proposed.
EP-26	Following additional note is proposed to be added after Rule No.20.3.2 as follows : Note : For buildings mentioned above, maximum total FSI allowed shall be 1.00. Following new subrule is proposed to be added in Rule No.20.3.3. Sub Rule No.20.3.3 (a) : For any of the above type of buildings, built up area on all floors shall not exceed the net plot area.				Sanctioned as proposed (New regulation No. 20.3.3(a)).
EP-27	Following new entry proposed to be added after Rule No.20.7.2 (f) :- (g) : In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association, a fitness centre room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 sq.mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and its ownership shall vest to Society or Association.				Sanctioned as proposed (New regulation No. 20.7.2(g)).

*V. M. Ranade*

( V. M. Ranade )

Under Secretary to Government.

## Appendix N

**Table of Land uses and the Manner of Development**

Sr. No	Development Control Rules (Appendix N) Use (Allocation, designation reservation)	Person/ Authority who may develop	Modifications shown in table made are proposed to be made at Government level
1	Residential (R) a) Residential (R-1) Residential with shop line b) Public Housing & Housing for Dis housed	Owner Owner Public Authority or Owner or Municipal Council	<p>A) A public authority may develop the land for allocated purpose after acquiring it in accordance with law.</p> <p>B) If the land owner intends to develop land under reservation then owner,</p> <p>i) while preparing layout of the land the owner shall set aside 50% area of the land for providing plots of minimum size prescribed and thereafter the owner shall hand over the area equal to 10% of the net plot area of layout in the form of minimum sized plots free of charge to the Municipal Council.</p> <p>ii) If the owner intends to construct multi storied building, then he shall utilise, 50% of the allowable built up for constructing tenements having 30 sq. Mt. area. He shall hand over 10% of the total allowable built up area in the form of tenements having 30 sq. Mt. Area free of charge to Municipal Council. Municipal Council shall utilise these tenements on rehabilitation of authorised persons affected while implementing Development Plan.</p> <p>iii) Only one of the above options (i) &amp; (ii) shall be accepted at a time. No minor change in minor area shall be allowed in the accepted option.</p> <p>The council may acquire and develop the vegetable market.</p>
2)	a) Vegetable Market b) Shopping Centre (SC)	Municipal Council or Owner Municipal Council or Owner.	<p>The Municipal Council may acquire the land and develop it for the Shopping Centre.</p> <p style="text-align: center;">OR</p> <p>The owner may develop Shopping Centre subject to condition that</p> <p>1)(a) shops having 20% of total permissible built up area shall be handed over to Municipal Council.</p> <p>(b) Shops to be handed over shall be of 10 MF built up area each and constructed as per specifications decided by Chief Officer and Deputy Director of Town Planning, Pune Division.</p> <p>(c) Shops to be handed over shall front on each road and side.</p>

2) Additional FSI equal to built up area of shops handed over to Municipal Council free of cost shall be given to the owner OR cost of construction plus 15% of the cost of construction of handed over built up area shall be given by Municipal Council.

**Transportation**  
a) Proposed Road/ Street  
b) Proposed widening of existing road/footpath envisaged either in the Development Plan or by prescription of regular line of street under the M.M.Act. 1966  
c) Parking

Council  
Council

--  
--

Council/  
Public  
Authority/  
Public  
Organization  
/Owner

The Council, may acquire the land and develop, operate and maintain parking lot  
OR

A Public Authority or Public Organization or the Owner may be allowed to develop the parking for the public, according to the design, specifications and conditions prescribed by the D.D.T.P, Pune Division, Pune.

The Council, Public Authority, Public Organisation or the Owner will thereafter be entitled to have a full permissible FSI of the plot, without taking into account the area utilised for providing the parking spaces for the other permissible users of the plot.

An area of parking intended for the public shall have separate ingress and exit. Parking for the owner's development shall be totally separate.

**Public- Semi  
public**  
a) Institutional  
i) Dispensary  
(D)  
ii) Maternity  
Home (MH)

Council or  
Owner or  
Public  
Authority

The Council may acquire, develop and maintain the amenities as a reservation

OR

The owner may be permitted to develop the amenity, subject to his handing over the Council free of cost, the built up area for the amenity constructed according to norms prescribed by the D.D.T.P., Pune Division, Pune and subject to condition that owner should hand over 15% of permissible built up space for

Dispensary and 25% of the plot area in the form of built up space for Maternity Home and if the reservation is for combined purpose, then the Owner shall hand over 30% of the plot area in the form of built up space free of cost to Municipal Council. Thereafter, he will be entitled to have full permissible FSI of the plot for other permissible users in the plot, without taking in to account the area utilised for constructing the amenity.

ii) Hospital (H)  
Council or  
Owner or  
Public  
Authority or  
Trust

A Public Authority or the Municipal Council or the Owner may be allowed to develop the Hospital for the general public according to the guidelines issued by the D.D.T.P., Pune Division, Pune. D.D.T.P. in turn shall consult with Divisional Deputy Director of Health Services for fixing guidelines.

b) Educational  
i) Municipal  
Primary School  
ii) Primary  
School.  
iii) Secondary  
School  
iv) College

i) Council  
ii) Public  
Authority  
iii) Owner

i) The Council may acquire the land and develop the school building or may entrust the Primary School to a registered institution or trust for operation.

ii) The land for Primary or Secondary School may be acquired or purchased and developed by a Public Authority, Public Trust or a registered society

iii) The Owner may be allowed to develop the land for the specific facility and operate it himself or entrust its operation to a registered institution or trust.

Public  
Authority or  
Owner  
Public  
Authority or  
Owner  
Public  
Authority or  
Owner

The conditions subject to which development of college is permissible will be as in the case of Primary School or Secondary School as indicated in this column against item 4(b)

v) Polytechnic

The conditions subject to which development of polytechnic is permissible will be as in the case of Primary School or Secondary School as indicated in this column against item 4(b)

vi) Technical  
School

The conditions subject to which development of technical school is permissible will be as in the case of Primary School or Secondary School as indicated in this column against item 4(b)

c) Assembly &  
Recreation  
i) Cinema  
Theatre

Owner/  
Council

The Appropriate Authority or the Council may whenever necessary acquire these sites and develop the land on the basis of D.C Rules.  
A minimum capacity of 300 seats needed for re-development of existing cinema theatre or drama theatre, capacity shall be as per redevelopment rules of cinema. Other aspects shall be developed as per the standards prescribed by C.O.

ii) Drama  
Theatre  
iii) Open Air

<p>Theatre iv) Children's Theatre</p>			
<p>d) Library</p>	<p>Council or Owner</p>	<p>The Council may acquire or develop or maintain the library space as a reservation.  OR The owner may be permitted to develop the library subject to his handing over to the Council free of cost the built up space of 20% of the area for the library constructed according to norms prescribed by the D.D.T.P., Pune Division, Pune. The library shall be either on Ground Floor or First Floor. Thereafter, the owner shall be entitled to have the full permissible FSI of the plot for the other permissible users on the plot without taking in to account the area utilised for constructing the library.</p>	
<p>e) Public Utilities i) Post Office (PO) ii) Post &amp; Telegram Office (PT) iii) Telephone Service Centre (TC) iv) Police Chowky (PCKy)</p>		<p>Appropriate Authority or Owner</p>	<p>The concerned Appropriate Authority may acquire, develop and maintain the users free of cost the built up space of 30% for the facility constructed according to norms prescribed by the concerned Appropriate Authority or Government Department. Thereafter, the owner will be entitled to have full permissible FSI of the plot, without taking into account the area utilised for constructing the concerned department expects more area than 30%, the same should be made available at an amount equal to cost of construction plus 15% cost of construction. However, maximum 40% built up area could be hand over under the rate.</p>

## **APPENDIX - C**

### **(e) Room for electronic equipment, Cellular Mobile Telecommunication System :**

Where permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector free of total built up area as per requirement of Department of Telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for the built up area calculations but not exceeding 20 sq.mt. in any case. However, the permissible built-up area of the plot in not fully consumed such benefit of treating it free of FSI shall not be given.



## APPENDIX P

### Model Building Bye-laws to provide facilities for physically handicapped persons.

#### DEFINITIONS :

- 1.1. Non-ambulatory Disabilities: - Impairments that, regardless of cause or manifestation for all practical purposes, confine individuals to wheelchairs.
- 1.2. Semi-ambulatory Disabilities: - Impairments that cause individuals to walk with difficulty or incurly individuals using braces or crutches, amputees, arthritics, spasies and those with pulmonary and cardiac ailments may be semi-ambulatory.
- 1.3. Hearing Disabilities: - Deafness or hearing handicaps that might make an individual insecure in public areas because he is unable to communicate or hear warning signals.
- 1.4. Sight Disabilities: - Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is insecure or exposed to danger.
- 1.5. Wheel Chair: - Chair used by disabled people for mobility. The standard size of wheelchair shall be taken as 1050 mm x 750 mm

#### SCOPE

These bye-law are applicable to all buildings and facilities used by the public it does not apply to private and public residence.

#### SITE DEVELOPMENT

Level of the road access paths and parking areas shall be described in the plan along with specification of the materials

- 3.1. Access path/walk way. Access path and plot entry and surface and leading to building entrance shall be minimum of 1800 mm wide having even surface without any steps, slope, if any, shall not have gradient greater than 5% selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor

material" (Annexure-1). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

3.2. Parking :- For parking of vehicles at handicapped people, the following provisions shall be made :-

- ) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30.0 meter from building entrance.
- ) The width of parking bay shall be minimum 3.8 meter.
- ) The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- ) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

#### **BUILDING REQUIREMENTS**

The specified facilities for the buildings for physically handicapped persons shall be as follows: .

1. Approach to plinth level
2. Corridor connecting the entrance text for the handicapped
3. Stair-ways
4. Lift
5. Toilet
6. Drinking water

4.1. Approach to plinth level : Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

4.1.1. **Ramped Approach:** Ramp shall be finished with non-material to enter the building. Minimum width of ramp shall be 1200 mm. With maximum gradient 1:12 length of ramp shall not exceed 9.0 meter having 800 mm high handrail on both sides extending 300 mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 50 mm.

4.1.2. **Stepped Approach:** For stepped approach, size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800 mm high handrail on both sides of the stepped approach similar to the ramped approach.

4.1.3. **Exist/Entrance Door:** Minimum clear opening of the entrance door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheelchair user. Threshold shall not be raised more than 12 mm.

4.1.4. **Entrance Landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material) or the material that emit different sound to guide visually impaired persons hereinafter referred to as 'guiding floor materials' (Annexure-1). Finishes shall have a non slip surface with a texture traversable by a wheelchair. Curbs wherever provided should be end to a common level.

4.2. **Corridor connecting the entrance/exit for the handicapped :** The corridor connecting the entrance/exit of handicapped leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows :

Guiding floor materials shall be provided or devices that emit sound to guide visually impaired persons.

The minimum width shall be 1500 mm.

In case there is a difference of level slope ways shall be provided with a slope of 1:12.

Hand rails shall be provided for ramps/slope ways.

4.3. **Stair-ways :** One of the stair-way near the entrance/exit for the handicapped shall have the following provisions :-

a) The minimum width shall be 1350 mm.

b) Height of the riser shall not be more than 150 mm and width of the tread 300 mm. The steps shall not have sharp nosing.

c) Maximum number of risers on a flight shall be limited to 12.

d) Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight or steps.

4.4. Lifts: Wherever lift is required as per bye-law, provisions of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity of Bureau of Indian Standards.

Clear internal depth	1100 mm
Clear internal width	2000 mm
Entrance door width	900 mm

a) A handrail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.

b) The lift lobby shall be of an inside measurement of 2000 mm x 1500 mm or more.

c) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 Meter Sec.

d) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

4.5. Toilets: One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.

a) The minimum size shall be 1500 mm x 1750 mm

b) Minimum clear opening of the door shall be 900 mm and the door shall swing out.

c) Suitable arrangement of vertical/horizontal handrails with 50 mm clearance from wall shall be made in the toilet

d) The W.C. seat shall be 500 mm from the floor

4.6. Drinking Water : Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them

5.7 Designing for Children : In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings and fixtures etc.

## **Annexure to Appendix P**

### **Explanatory Note**

#### **GUIDING/ WARNING FLOOR MATERIAL :**

The floor material to guide or warn the visually impaired person with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor material. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. The floor material shall be provided in the following areas :-

- a) The access path to the building and the parking area.
- b) The land lobby towards the information board, reception, lifts, stair cases & toilets.
- c) Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d) At the location abruptly changing in level or beginning/end of ramp.
- e) Immediately in front of an entrance/exit and the landing.

#### **PROPER SIGNAGE:**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signals. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision whereas visual signals benefit those with hearing disabilities.

Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired person, information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any producing signs which creates obstructions in walking. Public address system may also be provided in busy public areas.

The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol marked for wheel chair as shown below the installed at the lift, toilet, stair cases, parking areas etc. that have been provided for the handicapped.

## APPENDIX Q

### Special Regulations for Development of ITITES

#### 1. 1.1 Definition :

In the context of the policy, the Information Technology Industry, IT services and IT Enabled Services as defined below :-  
IT Taskforce of Government of India has defined IT software as follows :-

- a) **IT Software** : IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
- b) **IT Hardware** : IT Hardware covers approximately 150 IT products notified by Directorate of Industries.
- c) **IT Services and IT Enabled Services** : These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

“ IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realising any value addition”

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

#### 1.2 Height of the Room for I.T.E. :

Notwithstanding anything contained in these regulations, any telephonic equipment storage erection facility can have a height as required for effective functioning of that system.

#### 1.3 Covered Antenna to be Free of total built up area :-

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of total built up area, if it is used for Telecom (Basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Router, Transponders and similar ITE related structures or equipment.



**1.4 I.T.E.s to be allowed in Residential Zone :-**

'Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt. shall be allowed.

**1.5 I.T.E.s to be allowed in Industrial Zone :-**

IT/ITES shall be permitted in Industrial Zone on all plots fronting on roads having width more than 12.00 Mt.

**1.6 I.T.E.s to be allowed in No Development Zone/Green Zone earmarked in the Development Plan :-**

Development Plan of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions:

- (a) The total total built up area shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq. Mt.

**1.7 Additional total built up area to IT/ITES :-**

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible total built up area as under (including for IT/ITES units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

- (i) 100 percent additional total built up area shall be made available to all IT/ITES units in public IT parks.
- (ii) 100 percent additional total built up area shall be made available to all registered IT/ITES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

**R-1.8 General Terms/Conditions applicable for Development of ITATES units :**

- (i) Additional total built up area to ITATES would be available only upon full utilization of basic admissible total built up area.
- (ii) Additional total built up area to ITATES would be available to ITATES parks duly approved by the Director of Industries.
- (iii) The additional total built up area shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- (v) The premium so collected by the Planning Authorities/MIDC shall be primarily used for development/upgrade/creation of all sites infrastructures required for ITATES park and the utilization of this premium shall be monitored by the empowered committee.
- (vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe standards for the work. After completion of the works, the said Planning Authority/MIDC shall verify as to whether the same is as per standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC.
- (vii) Users/Services ancillary to the ITATES : While developing site for ITATES with additional total built up area, the principal user as may be approved by the Directorate of Industries shall also be allowed.
- (viii) No condemnation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional total built up area.

## **APPENDIX - R**

### **Regulation for Biotechnology Unit**

**1) Definition of Biotechnology Unit :**

The Biotechnology Unit shall mean and include Biotechnology units which are certified by the Development Commissioner (Industries) or any other Officer authorised by him in this behalf.

**2) Biotechnology Unit is to be allowed in Industrial Zone :**

Biotechnology unit shall be permitted on all plots fronting on roads having width more than 12 Mt.

**3) Additional total built up area to Biotechnology Unit :**

The Commissioner may permit the Floor Space Indices specified in the Building Bye-laws & Development Control Rules to be exceeded by 100% in respect of buildings in independent plots of Biotechnology establishment set up by Public Bodies like MHADA, SEEPZ, MIDC, SICOM, STP or their joint venture companies having more than 11% stake of these bodies or lessees of this public bodies having plots exclusively used for Biotechnology units subject to terms and conditions as he may specify.

Provided in case additional total built up area allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to the Corporation out of which 50% shall be payable to the Government.

## APPENDIX - 8

Following New Rules are proposed to be added as Rule Nos. 19.3.2 & 19.3.3 after Rule No. 19.3.1 :-

**Rule No. 19.3.2 :-** Regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters situated in the Gachhan or similar congested area and outside congested area.

In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Commissioner/Chief Officer may permit the Floor Space Index to be exceeded up to 2.5.

**Note :-** It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilisation of permissible commercial user under D.C. Regulation; so that commercial potential of one plot can be shifted to other plot, provided the aggregate TOTAL BUILT UP AREA on any plot shall not exceed 2.5.

For reconstruction/redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the TOTAL BUILT UP AREA shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive TOTAL BUILT UP AREA, whichever is more.

In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, commercial user permissible under D.C. Regulation may be permitted upto 25% of the total permissible built up area.

**19.3.3 :** The Chief Officer may permit the additional Floor Space Index in respect of building of 'A' class public libraries which are 100 years old in independent plot in the manner prescribed below :-

- i) Additional total built up area shall be available to those public libraries which are more than 100 years old and are included in 'A' class as per Rule 10 of Maharashtra Public Libraries Act, 1967.
- ii) In Gachhan and congested area, an additional 0.5 total built up area over and above the permissible total built up area shall be granted for commercial user if otherwise permissible as per the regulations. The total built up area shall not be more than 2.5 out of which built up area not exceeding 1.00 total built up area shall be permitted for commercial purpose alongwith library.
- iii) In non-congested areas, additional total built up area to the extent of 150% over and above the permissible total built up area shall be permitted for commercial users if otherwise permissible as per the regulations built up area not exceeding 1.00 total built up area shall be permitted alongwith the library.
- iv) The commercial users permissible shall be convenient shopping, bank branch and small restaurants. However, shops like selling alcoholic drinks, pan-bid shops, lottery stalls and shops selling hazardous goods (gas godowns etc) shall not be permitted.
- v) Sale proceeds out of commercial users shall be utilized by the institutions only for the development of the library.